



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-024868-26-SA

In the matter of: 712, 79 THORNCLIFFE PARK DR
EAST YORK ON M4H1L5

Between: IMH POOL XX LP Landlord

And

Mohammed Karami Tenants
Abdella Nur
SAMIA MOHAMMED BURHAN

IMH POOL XX LP (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammed Karami, Abdella Nur and SAMIA MOHAMMED BURHAN (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on July 30, 2025 with respect to application LTB-L-046406-23.

The Landlord's application was resolved by order LTB-L-024868-26, issued on April 17, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-024868-26.

This motion was heard by videoconference on June 2, 2026. The Landlord's representative Halima Channiwala, and the Tenant Mohammed Karami, assisted by Arabic translator Milad Gaber, attended the hearing.

The Landlord consents to the Tenants' motion to set aside. The parties agree the Tenants owe the Landlord \$17,553.63 in arrears and costs to the end of June 2026.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-024868-26, issued on April 17, 2026, is granted.
2. Order LTB-L-024868-26, issued on April 17, 2026, is set aside and cannot be enforced.
3. Order LTB-L-046406-23 is cancelled and replaced with the following:

4. The Tenants shall pay to the Landlord \$17,553.63 as follows:
 - The Tenants shall pay to the Landlord \$1,950.40 on or before the 29th day of each consecutive month commencing June 2026 and continuing through January 2027, or until the arrears and costs are paid in full.
 - The Tenants shall pay to the Landlord \$1,950.43 on or before February 25, 2027.
5. The Tenants shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing July 2026 and continuing through February 2027, or until the arrears and costs are paid in full.
6. In the event the Tenants fail to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

June 4, 2026

Date Issued

Greg Joy

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

